

**From:** Allison Satter  
**Sent:** Wednesday, November 7, 2018 4:13 PM  
**To:** Jenny Sims <[Jenny.Sims@ci.bremerton.wa.us](mailto:Jenny.Sims@ci.bremerton.wa.us)>  
**Cc:** Andrea Spencer <[Andrea.Spencer@ci.bremerton.wa.us](mailto:Andrea.Spencer@ci.bremerton.wa.us)>  
**Subject:** RE: highest and best use

Jenny,

The Legal Department has informed me multiple times that I cannot give anyone the highest and best use, so you can understand my reservations to put my name on a report like you are asking (i.e. why I CCed my Director).

But what I can provide is what the Zoning is. Therefore this is what I would like to say (and I ok'ed it with Roger):

*Assuming the City could overcome significant development issues relating to (1) ingress/egress from State Highway 16, (2) associated with being a former landfill, (3) being surrounded by Endangered Species Habitat and (4) the shoreline regulations, this property may be further developed. The Department of Community Development has designated this property as General Commercial within the Comprehensive Plan and Zoning Code, and within the Bremerton Shoreline Master Program it is designated as Commercial (uplands) and Urban Conservancy (for the shoreline). The General Commercial zoning district intent is to provide locations for high intensity commercial uses serving the entire community and includes allowing uses such as Community Facility, School, Offices, Retail spaces (including big box stores), Hotel, Museum, Park, Residential uses, Hospital/clinic, and a Transportation Facility. The Shoreline designation allows similar uses to the General Commercial with additional requirements and procedures (such as a School or Transportation Facility is outrightly allowed in General Commercial, but the Shoreline Master Program requires a more intensive public process through a Shoreline Conditional Use Permit).*

Allison Satter